

MISSOURI STATE PENITENTIARY  
REDEVELOPMENT COMMISSION  
MEETING MINUTES

Open Session  
April 27, 2005

Chairman Carr called the meeting called to order at 1:00 p.m. .

The following Commission members were present: Gene Bushmann, Bill Carr, Bob Meyer, Sara Riddick, Mark Schreiber, John Sheehan, Jim Wunderlich

The following Facilities Management staff members were present: Director David Mosby, Dep. Director, Walter Johannpeter, Charlie Brzuchalski, Charlotte Collet Legal Advisor, Pamela Henrickson

Order of Business:

Chairman Carr began with an introduction of the newly appointed director of Division of Facilities Management, Design and Construction (formerly Division of Design and Construction).

Mr. Mosby addressed the Commission and thanked him for their time spent to a very worthwhile project. He assured the members that even though there has been a change in Administration, the new Commissioner supports the Commission, and urged the members to continue their work with the project under the guidance of Mr. Carr.

- I. Approve Minutes of the November 17, 2004 meeting  
The minutes were approved by motion of Jim Wunderlich and seconded by Mark Schreiber.
- II. Legislative Update—Charlie Brzuchalski  
Senate Bill 464, sponsored by Senator Vogel, which modifies the duties and powers of the Missouri Penitentiary Redevelopment Commission, progressed through the Senate hearings and was passed to the House of Representatives. It appears that this bill is stalled in that body. The Commissioner's office is working to attach this legislation to another Bill.  
Mr. Brzuchalski noted that the caretaking funding is still available, as well as the request for capital improvements.  
Discussion:  
Sheehan: When title is transferred, does that change the funding? Will there be a change in the funding?  
Brzuchalski: No change. Because Division of Facilities Management, Design and Construction (FMDC) is currently serving as caretaker, assisting with the maintenance and repair, that funding remains as is.  
Carr: Do we anticipate title transfer this year  
Brzuchalski: It depends upon the passage of the legislation  
Bushmann: If any money is spent, will it be spent by the state?  
Brzuchalski: Yes  
Sheehan: Does the funding currently continue for the Master Planner and on-going expenditures toward development of the property?  
Brzuchalski: There was no master planning money was included in the '06 budget. (beginning 7/1/05)

III. Presentation from the Gallery

- John Landwehr, Mayor of Jefferson City

Mayor Landwehr stated that as alumni of the Commission and a citizen of Jefferson City, he felt a need to make a personal appearance, mainly to give the members an "energy boost." He stated that it appears the Commission has been in a "waiting mode" waiting for the inmates to vacate and waiting for transfer of title. He believes the Commission has jurisdiction at the site; that it is not necessary to wait for passage of bill. He also stated that the Masterplan is a great working document and any physical changes should be thoroughly reviewed by the Commission. He strongly encouraged each commissioner to utilize his or her appointment responsibility and thoroughly review any proposal that may be submitted. In summary, he offered these suggestions:

- Suggests summer tours
- Do not ignore potential developer's proposal
- Return studies in a timelier manner
- City resources are 100% available. Do not hesitate to contact his staff for assistance.

Chairman Carr added that he and Charlie Brzuchalski recently attended a Chamber Riverfront Committee meeting. Both the MSPR and the Riverfront Development Committee agreed that they should work together jointly in involvements with the Riverfront development.

IV. Historic Tours—Charlie Brzuchalski

The RFP has been issued. The response deadline was April 29, 2005; however, it has been postponed to May 17, 2005, in order to give the proposers more time to prepare their documents. The RFP Subcommittee will be called on to review the submitted proposals.

Discussion:

Sheehan: What are the common concerns or questions of the proposers?

Brzuchalski: Because of the rareness of the request, the bidders are unsure of how to compile the data.

Sheehan: Are they public or private organizations?

Brzuchalski: Both.

Sheehan: Any national organizations?

Brzuchalski: None.

Wunderlich: How many interested parties?

Brzuchalski: Hopefully two.

Henrickson: How many are out?

Brzuchalski: That is difficult because it advertised electronically.

V. Caretaking/Interim Uses Management—Charlie Brzuchalski

a. Water Tower

Missouri American Water Company determined they had no use for the existing water tower at the site; however, they were successful in finding a source in need

of one of this capacity. The Public Water Supply District #2 of Stone County signed an agreement with the state of Missouri March 9, 2005, to dismantle, remove and transport the tower, at no cost to the state.

Mr. Mosby reported that the tower was an issue with the DNR, as it is at the entrance of their new building. The Division of Surplus Property determined that the tower has no residual value, and by its removal, the state no longer has it as a liability. In addition, it will relieve the Div. of Surplus Property the task of disposition.

Discussion:

Sheehan: Is there a need for replacement of the second tower?

Mosby: the amount of water that would need to be kept in the tower, in order to support the DNR Bldg., is well in excess of what can be supplied by the local water supplier.

Schreiber: What is the status of the pumps?

Mosby: They will be capped off and sealed in accordance with DNR regulations.

Bushmann: Can the water source be used for lawn mowing?

Mosby: No.

Carr: The Commission is totally removed from the removal, transporting, etc., of the water tower now belonging to Stone County?

Brzuchalski: Yes.

b. OA Parking

The garage gate entrance (near Housing Unit 7) is now being used as an OA parking lot. The vehicles were previously parked at a lot on Industrial Drive, where a lot of vandalism has occurred. This will increase the shuttle riding to the East site of town and the employees in the Truman Bldg. can ride the shuttle to pick up and return the cars at the car pool. Having the cars in the fenced, security-monitored lot will hopefully cease the vandalism.

c. Surplus Property Auction

The Surplus Property auction was held April 19. Approximately 95% of the surplus was sold. The remainder is being assessed and disposal will be determined later.

d. Commissioner Mark Schreiber has received the plat documents for the old facility. They will be compared with those located in FMDC. They will be combined to a single document for archiving.

e. Various public safety-training units, such as SWAT teams, search teams and meth lab dog teams have used the facility for training exercises.

f. The University of MO-Columbia Fire School will use the facility for search and rescue exercise June 1-5.

g. Filming to take place in the Potato House

h. Weed control is being addressed as summer approaches.

Discussion:

Sheehan: Have any additional problems occurred since the buildings were vacated?

Brzuchalski: Nothing significant. Mostly paint and plaster—cold water related. The CI and M&R appropriations request will resolve the water issues, which contribute to the damages.

Sheehan: Has the breached wall deteriorated any further?

Brzuchalski: none.

Sheehan: Is there a need to brace it now?

Brzuchalski: It will need to be dismantled and reassembled for the ultimate preservation. However, it would be too costly to brace it at this time when it will eventually be removed and the wall removed at some point in the future.

Carr: Are there still some remaining saleable items?

Brzuchalski: Yes. Another sale will be held the second week in May.

Bushmann: How much of the wall has to be rebuilt

Brzuchalski: Nearly all that is to be kept. Mr. Bockert will address that in his presentation, which is next on the agenda.

VI. Status Update of Masterplan—Parsons, HBA Associates

Dan Bockert and Mark Gerlot gave an in-depth presentation of current updates to the proposed Guidelines. Reference documents, identified as C, L, U, G, Site Sections and Parcel Breakdown Matrix were distributed to the members for reference.

C- refinement of the Masterplan—parking lot added in the area of the Potato House

L- Landscape overview of the landscape aspects

U- Utilities necessary to support the development

G—grading plan

Site Section- proposal for grading plan and design solution

Parcel Division plan—what type land map is needed for any particular project (similar to a subdivision plan)

Wall—How the wall fits into the overall plan and what is proposed with regard to its disposition.

This presentation is contained on micro-cassette tape and will be provided, upon request, in accordance with the Missouri Sunshine Law.

Discussion:

Bushmann: Can some of the rock be used for reconstruction

CB: Yes; however, some testing will need to be done. There are stockpiles of rock, dirt, concrete. Some rock was abandoned because of crumbling.

This concluded the update presentation from Parsons. The Commission will receive one last review of the final draft, wherein it will be accepted, voted on and adopted by the Commission. (The June meeting)

VII. Review and Update—Charlie Brzuchalski

- The Lewis and Clark Building is occupied
- Parking Plan Phase I - is 95% complete with the ball field lot complete. The bus shelter is ordered and will be erected soon and shuttle parking is in operation.

- OA Vehicle lot, as stated earlier, has been relocated to the MSP site. Entrance is at the former guarded garage gate.
- Health Lab is 30% complete. The final "top-out" will be the elevator penthouses, which will be steel structures. Completion date is summer of '06, following commission and lab equipment certification
- Planning Items—State is working with the city staff organizing the Chestnut Street extension project (extends Chestnut Street to the water tower in front of the Lewis & Clark State Office Building). This will require the demolition and sale of the boilers, boiler house, 2-15,000 gal. fuel tanks, in addition to the demolition of the diesel plant. There are no appropriation funds available for these items; however, it is hopeful this will be funded by the City as a Riverfront development.

VIII. Commission Logo

The graphics separation is complete. The mock-up will be available at the May 25<sup>th</sup> meeting.

IX. Other Business—Charlie Brzuchalski

Mr. Brzuchalski explained the various documents distributed to the members.

- a. A commentary authored by Parsons regarding the Missouri River Regional Library conceptual plan. The Library is considering replacing the present facility and possibly considering the west end of the prison site for a new location.
- b. A document provided by C. Dean Martin. Mr. Martin requested an audience with the MSPR at the next meeting to explain the purpose of this document.
- c. Article regarding Leavenworth County's prison.

By motion of Jim Wunderlich and a second by John Sheehan, the Open Meeting was closed.

Those in favor: Bushmann, Carr, Meyer, Sheehan, Wunderlich

Opposed: None

Absent: Callis, Mahfood, Riddick, Schreiber, Weaver

These minutes were approved May 25, 2005